

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

November 17, 2009
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was lead by Commissioner Shirhall.
3. Roll Call

Commissioner Shirhall, Chairman
Commissioner Sully, Vice Chairman – Absent with Cause
Commissioner Coleman
Commissioner McKenzie – Absent with Cause
Commissioner Menth

Others Present:

Sherri Abbas, Development & Building Services Manager
Russell Hildebrand, City Attorney
Candace Johnson, Planning Commission Secretary

About 18 others

4. Minutes – The minutes of October 20, 2009 were approved as submitted
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items - None

Scheduled Items:

7. **GRANITE LAKE ESTATES (MODIFICATION)
DEVELOPMENT AGREEMENT, DA-2000-01A
GENERAL DEVELOPMENT PLAN, PDG-2000-08A
GRANITE LAKES, LLC**

This application is a request for approval of a modification of the development agreement and general development plan for the Granite Lake Estates project to extend the life of the project entitlements to the year 2020 and change the limitation on the number of building permits that may be issued within the project area prior to the completion of the Monument Springs Drive bridge from 40 to 48.

The subject property is generally located at the westerly terminus of Greenbrae Road. APN# 454-070-007 – 012, 454-070-014 – 024, 454-070-026 – 048, & 046-030-070.

The property is zoned Planned Development 1.5 dwelling units per acre (PD-1.5), and Open Area (OA). The General Plan designation is Low Density Residential (LDR) & Recreation – Conservation (R-C).



A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified the previously approved EIR as the appropriate level of environmental review for this project.

Sherri Abbas presented the staff report.

The Commission had questions for staff regarding the following:

1. Original approval date of project.
2. Total number of lots proposed.
3. Reasons for the request for change in entitlements.

Applicant, David Snyder, with Granite Lakes Estates, LLC., addressed the Commission.

The Commission had questions for the Applicant regarding the following:

1. Current status of the Monument Springs Bridge.
2. Coverage of warranty issues with potential buyers of the project.

The hearing was opened to the public for their comments.

Richard Villars, Rocklin, CA, stated that because the bridge on Monument Springs has not been built that there are several safety issues at the end of Monument Springs Drive. He stated that he felt that the barriers were not adequate and requested this issue be addressed by the City.

Commissioner Coleman asked if the large sand filled drums might be an option.

Mr. Villars responded that that might be a feasible option.

Debbie Valadika, Rocklin, CA, asked if there were a guarantee that the bridge would be built. She asked if the bridge was not built, that Aguilar Road be improved as it is in disrepair.

Sonia Coopwood, Rocklin, CA, stated that she would like to have the construction trailers that are near her home removed.

Commissioner Coleman asked what reason the developer gave for refusing to move the trailers.

Mark Coopwood, Rocklin, CA, stated that the reason that the developer gave for not moving the trailers was the poor economy. He stated that there are numerous graded lots where the trailers could be moved.

Commissioner Coleman asked how many trailers there were.

Mr. Coopwood responded that there are two trailers.

The hearing was closed to the public.

Staff stated that Larry Wing would be consulted regarding what types of barriers could be constructed at the end of Monument Springs and report to City Council when the project is brought before them. Staff also stated that the guarantee that the bridge would be constructed before the issuance of the 49th building permit is in the development agreement, which runs with the land. So, if the project is sold it is still bound by the development agreement. Staff stated that about a third of Aguilar Road is in Placer County's jurisdiction so the City is unable to do any



improvements on a large portion of the road. Staff suggested that the applicant could address the issue of the trailers.

Commissioner Coleman asked if this application could be conditioned to have the trailers moved.

Staff stated that the nature of the current application would probably not be the proper mechanism to condition having the trailers moved.

Commissioner Shirhall asked Mr. Snyder to address the construction trailer issue.

Mr. Snyder stated that the trailers are in good repair. However, there are problems with the mobility of the trailers. He stated that he hoped to sell them when he sold the project.

Commissioner Shirhall expressed concern with approving the project without a commitment from the applicant to move the construction trailers. He suggested that the applicant try to reach an agreement with the City to get them moved.

Commissioner Menth asked what the ultimate outcome would be regarding code enforcement for moving the trailers.

Staff stated that there could be fines issued and in some instances the issue could wind up in court.

Commissioner Coleman asked if there is a way to condition the development agreement to move the trailers.

Staff stated that with a development agreement there has to be an agreement between the City and the applicant.

Commissioner Shirhall stated that there were two options, that the item could be continued or sent to City Council with a recommendation.

Staff agreed that those were the two options.

Commission Deliberation/Discussion:

Commissioner Menth stated that he did not want to continue the project, but he did feel that Mr. Villars had a point regarding the barriers and urged the City to take action on it quickly and recommend to the City Council that the issue be resolved. He stated that with regard to the improvements on Aguilar Road, that he would recommend that the City Council communicate directly with District Supervisor Robert Weigant in order to resolve the repair issue. He also stated that the construction trailers are a real bother for him as approving this project would allow the applicant out of a difficult business situation. However, he did not feel that the same consideration from the applicant with regard to resident. He stated that it disturbed him greatly, and that he would approved the project with the caveat to the City Council that they, in their position of authority and leadership, direct an outcome that addresses the trailers and makes that part of an agreement given the express concerns that we have made.

Commissioner Coleman stated that Commissioner Menth's findings were well said and that he concurred. He stated that if it was possible that he would place a condition on the project to move the trailers. However given that it is not possible, he felt that a strong recommendation to the City Council to address the issue on the residents' behalf was warranted. He stated that he approved the project with the recommendation to City Council.

Commissioner Shirhall thanked Commissioner Menth for his comments and concurred with Commissioner Coleman and Commissioner Menth. He encouraged the residents to attend the City Council meeting and stated that he hoped that the applicant would work out an agreement with the City and the new buyer in order to get the trailers moved.



On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE GRANITE LAKE ESTATES GENERAL DEVELOPMENT PLAN (ORDINANCE 855) (Granite Lake Estates Modification / PDG-2000-08A) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner Menth, Coleman and Shirhall
NOES: None
ABSENT: Commissioner McKenzie and Sully
ABSTAIN: None

Motion carried: 3/0

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCKLIN AND ALLEGHANY PROPERTIES, INC. FOR DEVELOPMENT OF THE PROPERTY KNOWN AS GRANITE LAKES ESTATES EXTENDING THE TERM OF THE AGREEMENT TO JULY 11, 2020, AND CHANGING THE LIMITATION ON THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED WITH IN THE PROJECT AREA PRIOR TO THE COMPLETION OF THE MONUMENT SPRINGS DRIVE BRIDGE FROM 40 TO 48 (Granite Lakes Estates Modification / DA 2000-01A) was approved by the following vote :

Roll Call Vote:

AYES: Commissioner Menth, Coleman and Shirhall
NOES: None
ABSENT: Commissioner McKenzie and Sully
ABSTAIN: None

Motion carried: 3/0

8. Reports and Discussion Items from Planning Commissioners

- a. Commissioners' vacation schedules.
- b. Debris in Pebble Creek drain.
- c. Azevedo Park drains.
- d. Pacific Tech Park.
- e. Status of litigation on Lowe's project.

9. Reports from City Staff

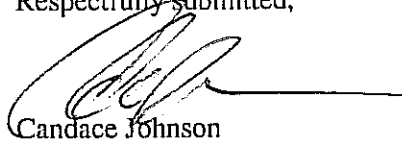
- a. None



10. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Candace Johnson', with a long horizontal line extending to the right.

Candace Johnson
Planning Commission Secretary